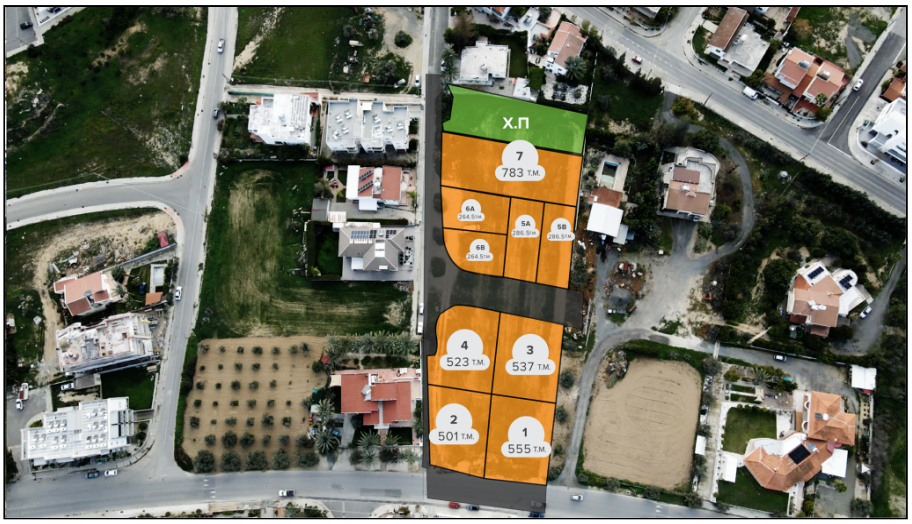


For Sale, Land, Plot, Nicosia, Geri, 286.50m²

For Sale : **€ 70,000**

Description
Strategic Residential Development: 80% Density Plot in Prime Geri Location
Positioned in one of Geri's most desirable residential zones, this "Plot Under Division" offers an exceptional opportunity for those seeking a balance between High-Value Living and Small Development. With its 80% building density, this property is perfectly suited for a versatile range of projects, from a significant family residence to a modern, boutique apartment structure.

The plot is zoned as Kα7, providing a generous building coefficient that maximizes your Cyprus real estate investment. The 45% coverage factor ensures that any future construction allows for ample outdoor living spaces, gardens, or private amenities. Already equipped with essential infrastructure, including a registered road, water, and electricity, this site is a "plug-and-play" asset for immediate planning.

Located just minutes from Nicosia's primary commercial and educational landmarks, these plots of land for sale in Geri provide the strategic convenience that modern residents demand. Whether you are building a custom home or looking for a high-yield project, this plot's location near the University of Cyprus and major retail centers makes it a prime candidate for long-term appreciation.

Proximity & Strategic Landmarks
Education: 1.5 km (3-minute drive) from the University of Cyprus (UCY) campus.

Shopping & Lifestyle: 3.8 km (7-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 4.1 km (8-minute drive) from Nicosia General Hospital.

Nature: 2.8 km (5-minute drive) from Athalassa National Forest Park.

Local Schooling: 1.9 km (4-minute drive) from Geri Elementary School.

Key Property Features
Location: Prime Geri, Nicosia

Zoning: Kα7 (Residential)

Building Density: 80% (Excellent versatility for development)

Coverage Ratio: 45%

Permitted Height: 2 Floors (10 meters)

Infrastructure: Registered Road, Water, and Electricity onsite.

Status: Residential plot under division.

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **PLOT 5B**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **287m²**

Further Details

Water, Electricity

Gallery





